

From: [Lacayo, Alexander](#)
To: [Herrera, Miriam](#)
Cc: [Belush, Michael](#); [Kallergis, Nick](#); [Mooney, Thomas](#); [Deschamps, Giselle](#); [Freking, Jessica](#); [Freitas, Gabriela](#); [Bhatt, Tanya](#); [Code Operations Supervisors](#)
Subject: RE: Violations of Planning Board Final Order - 1800 Michigan
Date: Sunday, May 18, 2025 5:24:48 PM

Good Afternoon,

Received, will be looking into it.

Kind regards.

MIAMI BEACH

Alexander Lacayo, Code Compliance Officer II

CODE COMPLIANCE DEPARTMENT

1680 Meridian Avenue Suite 602, Miami Beach, FL 33139

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 3:30PM (Closed Monday)

Building Access Code: Dial 602

Tel: 305-673-7555 ext. 24813

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From: Herrera, Miriam <MiriamHerrera@miamibeachfl.gov>

Sent: Sunday, May 18, 2025 05:20 PM

Cc: Belush, Michael <MichaelBelush@miamibeachfl.gov>; Kallergis, Nick <NickKallergis@miamibeachfl.gov>; Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Deschamps, Giselle <GiselleDeschamps@miamibeachfl.gov>; Freking, Jessica <JessicaFreking@miamibeachfl.gov>; Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>; Bhatt, Tanya <Tanya@miamibeachfl.gov>; Code Operations Supervisors <CodeOperationsSupervisors@miamibeachfl.gov>

Subject: FW: Violations of Planning Board Final Order - 1800 Michigan

Importance: High

Hello, bcc'd Board members and Staff

Please see below public comment. Should you have any questions please contact us.

Thank you so much,

MIAMIBEACH

Miriam Herrera

Office Associate V

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

Direct: 305-673-7000 EXT. 26172/ Office: 305-673-7550

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From: Bhatt, Tanya <Tanya@miamibeachfl.gov>

Sent: Friday, May 16, 2025 5:49 PM

To: John Courtney <jpatcourtney@gmail.com>; Belush, Michael <MichaelBelush@miamibeachfl.gov>; Kallergis, Nick <NickKallergis@miamibeachfl.gov>

Cc: Herrera, Miriam <MiriamHerrera@miamibeachfl.gov>; Tackett, Deborah <DeborahTackett@miamibeachfl.gov>

Subject: Re: Violations of Planning Board Final Order - 1800 Michigan

Additionally Code should be citing. I don't want to interfere in the PB process but please loop in Code as soon as appropriate.

Best,

Commissioner Tanya K. Bhatt

City of Miami Beach

Just so you know

Sent on the go

Pls forgive typos!

From: John Courtney <jpatcourtney@gmail.com>

Sent: Friday, May 16, 2025 10:42:09 AM

To: Belush, Michael <MichaelBelush@miamibeachfl.gov>; Kallergis, Nick <NickKallergis@miamibeachfl.gov>

Cc: Herrera, Miriam <MiriamHerrera@miamibeachfl.gov>; Tackett, Deborah

<DeborahTackett@miamibeachfl.gov>; Bhatt, Tanya <Tanya@miamibeachfl.gov>

Subject: Violations of Planning Board Final Order - 1800 Michigan

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Commissioner Bhatt, I'm copying you on this email because of your passion for cleaning up and maintaining neglected historic structures and your experience on the Planning Board.

Dear Michael and Nick,

1800 Michigan is violating 3 conditions from the November 26, 2024 Planning Board Order - File # PB24-0715.

I'm formally requesting that this order be brought back to the Planning Board on June 10, 2025, so the Board may exercise its right to reconsider the approval.

The applicant is violating the following three conditions:

- **Condition 2 - The applicant will maintain the land free and clear of debris.**
- **Condition 3 - The owner shall comply with section 58-299 of the city code.**
- **Condition 4 - The owner shall comply with the provisions of Chapter 58, Article III, Division 4 of the city code.**

The property is covered in debris as can be seen in the picture below.

Sec. 58-299 says:

(b) Every owner of a vacant building, structure or lot shall keep the premises in clean and sanitary condition, including yards, lawns, courts and driveways.

(j) Every owner of a vacant building or structure shall secure and maintain in secure condition all entrances and all other openings of the building or structure, including but not limited to windows and doorways.

Chapter 58, Article III, Division 4 says that vacant properties must meet all applicable property maintenance standards. Included in those standards is that all fences must be structurally sound and maintained in good repair.

1800 Michigan has a code violation - PM2025-08034 - which is scheduled to go before the special magistrate for non-compliance. That violation says...

1. "REF: Exterior fence on the north side of the property is deteriorated and needs to be replaced.
2. REF: Three windows on the north side of the property needs to be properly secured and boarded up."

Here is one example of the debris on the property:



and here is another example of an unsecured entrance:



This property is being actively represented by Michael Larkin and Micky Marrero. There should be no excuse for non-compliance with the Planning Board's Final Order.

Please let me know if this will be added to the Planning Board's June 10th Agenda.

Thank you,
John Courtney
1026 18th St.